

OFFICE PREMISES TO LET

182a London Road, Leicester, Leicestershire, LE2 1ND



560 Sq Ft (52.02 Sq M)

£6,500 per annum exclusive

- ▶ One designated car parking space available
- ▶ Located just off London Road
- ▶ Office premises/alternative uses
- ▶ New lease available

LOCATION

The property is located just off London Road, Leicester, opposite Victoria Park. The property is set back from the road in a small mews and offers excellent access into Leicester City centre and approximately a 10 minute walk from the train station.

DESCRIPTION

The subject premises comprises of a two storey brick built property under a pitched tiled roof. Internally, the property benefits from all main services, w.c. provision and parking for one car.

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £4,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

The property benefits from all main services, including electricity, water and drainage.

EPC

The property has an Energy Rating of E.
The EPC will be valid until 27 October 2031.

TENURE

The property is available on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

£6,500 per annum exclusive

VAT

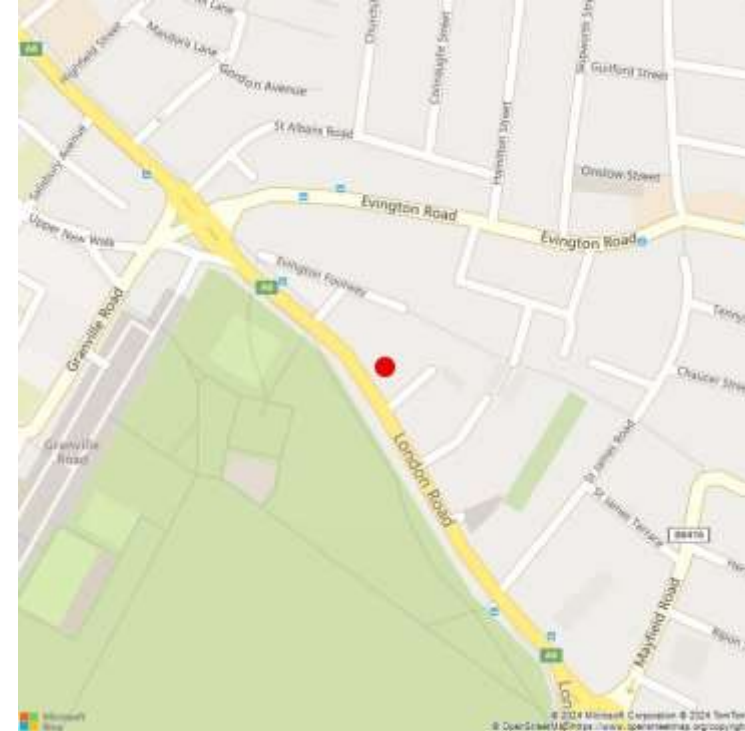
We understand that VAT is not payable on rents.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

PLANNING

We understand the property has an established use for office premises, conforming to Use Class E. Other uses will be considered, subject to planning.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@apbleicester.co.uk
0116 254 0382



Will Shattock

wjs@apbleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.